



SHADY OAK OFFICE CENTER

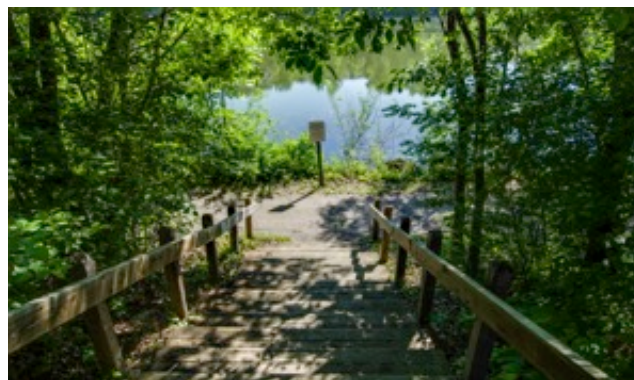
6409 City West Parkway | Eden Prairie, MN 55344

Office Space For Lease

Shady Oak Office Center is a 17,000 SF office building located on Shady Oak Parkway and City West Parkway with easy access to both Highway 62 and Highway 212. With United Health completing their 1.5 million square foot campus with 6,500 employees, they are now amongst Campiello, Woody's Grill at Shady Oak Business Center, plus many other retail services in the area. Shady Oak Center offers tremendous glass lines, beautiful views of the large pond and walking trails just steps away.

Space Available:

- Suite 104: 1,068 sf
- Suite 200: 2,558 sf
- Suite 205B: 1,531 sf
- Suite 206: 1,124 sf
- 2017 CAM: \$6.41 psf and Tax \$4.01 psf
- Lease rate: \$8.00 psf net



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

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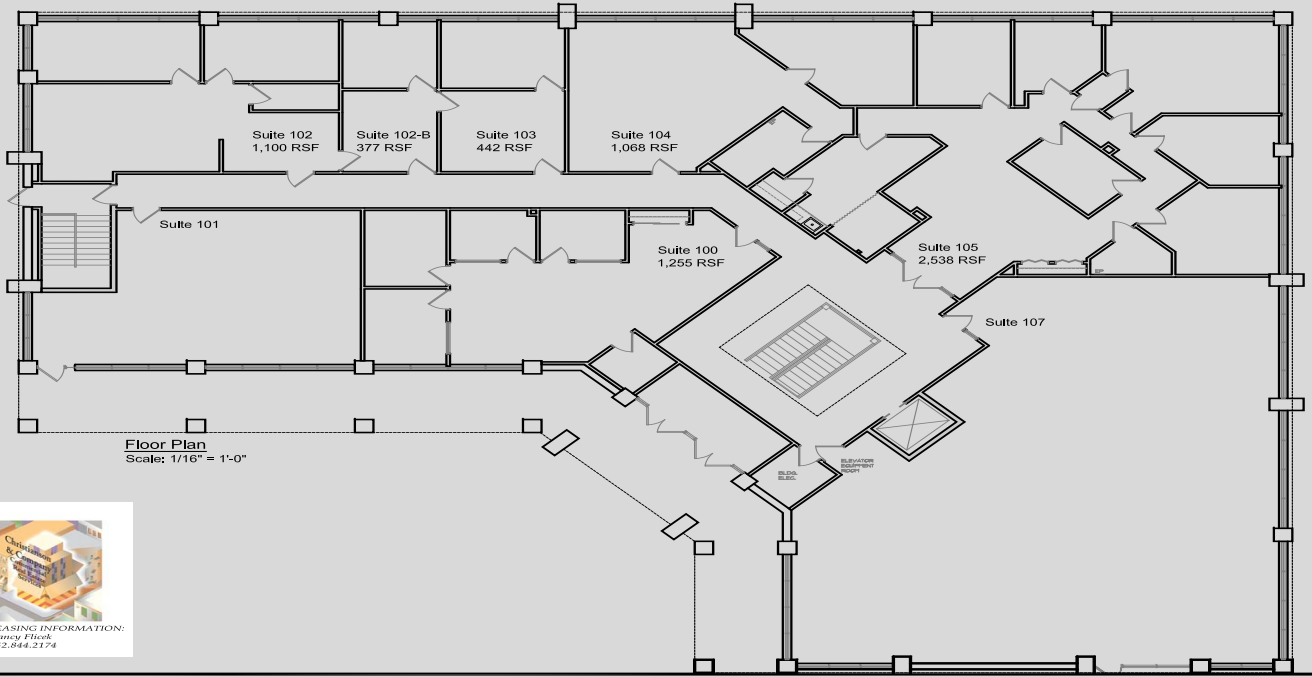
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1st Floor Building Plan



GENESIS
ARCHITECTURE

4350 Baker Road, Suite 400
Minnetonka, MN 55343
952.897.7874 Fax: 952.897.7740

Shady Oak Business Center

6409 City West Parkway
First Floor
Eden Prairie, MN 55344

2nd Floor Building Plan



GENESIS
ARCHITECTURE

4350 Baker Road, Suite 400
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Shady Oak Business Center

6409 City West Parkway
Second Floor
Eden Prairie, MN 55344

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